

**NOTE: THE FOLLOWING DOCUMENTATION
WAS SUBMITTED FOR THE RECORD BEFORE
OR AT THE PLANNING COMMISSION HEARING
ON THIS ITEM WHICH IS NOW APPEARING
BEFORE THE CITY COUNCIL**

Telephone Protest/ Approval Log

SDR-10126
MOD-1144

Meeting Date: 6/8/06

Case Number: SUP-12631 SUP
VAR-13505114

Date: 6/7/06
Name: Dottie Miller
Address: 8213 Mountain View
Las Vegas, NV 89149
Phone: 704-5620

☒ PROTEST ☐ APPROVE

Date: _____
Name: _____
Address: _____
Phone: _____

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☐ PROTEST ☐ APPROVE

Date: _____
Name: READ INTO
Address: THE RECORD
Phone: _____

☐ PROTEST ☐ APPROVE

ITEM NO.: 24-27
CASE NO. _____
PC MEETING: 6-8-06

P

June 7, 2006

RECEIVED
CITY CLERK

Las Vegas Planning & Development Commission
City Clerk
Las Vegas, NV

2006 JUN -7 P 2: 22

Via Fax: 702-382-4803

RE: MOD-11449; VAR 13505; SUP 11444; SDR 10126

APPLICANT/OWNER: GREAT MALL OF LAS VEGAS, LLC

- Request for a Major Modification of the Town Center Development Plan TO CHANGE THE LAND USE DESIGNATION FROM: GC-TC (GENERAL COMMERCIAL) TO: UC-TC (URBAN CENTER MIXED USE);
- Request for a Variance TO ALLOW 15 PERCENT OPEN SPACE WHERE A MINIMUM OF 20 PERCENT OPEN SPACE IS REQUIRED;
- Request for a Special Use Permit TO ALLOW A DEVELOPMENT IN EXCESS OF TWELVE STORIES AND WAIVER FROM THE 330-FOOT DISTANCE SEPARATION REQUIREMENT FROM SINGLE FAMILY RESIDENCES on 49.82 acres adjacent to the northeast corner of Deer Springs Way and Grand Montecito
- Request for a Site Development Plan Review FOR A PROPOSED 1,575,000 GROSS SQUARE-FOOT MIXED-USE REGIONAL MALL WITH 800 RESIDENTIAL UNITS AND WAIVERS OF MAIN TRANSITION ZONE, TOWN CENTER CORE AND TOWN CENTER URBAN ZONE BUILDING HEIGHT, STEPBACK AND BUILD-TO-LINE REQUIREMENTS; AND TO ALLOW 15.4 PERCENT OPEN SPACE WHERE 20 PERCENT IS THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED ON THE TOWN CENTER PORTION OF THE PROJECT

To Whom It May Concern:

This letter is to voice my **OBJECTION** to the above requests for modification or waiver of the current zoning

When is this city going to start thinking of the people who bought their homes based on the zoning restrictions and the quality of life they wanted; and **STOP** thinking about the developers and the \$\$\$.

When Triple Five bought the land they knew what the zoning was.

In our meeting with Triple Five they have stated that they need the high rise condominiums to support the mall; however they then state that construction on the condominiums will not start unless they have sold all of them. Triple Five seems to be talking out of both sides of their mouth. So what happens if they can't sell them? Does the mall fail and we have empty stores? What will they construct instead of condominiums - low rent apartments? Or is the Planning Commission going to just let them do what they want once all their requests are granted.

Originally Triple Five asked the homeowners to support the Great Mall; and we did reluctantly. They told us the anchor stores were Macy's, Dillard's, Nordstrom; the mall would only be 2 stories, and all ground parking. Now there is no Macy's or Nordstrom's, the mall is now 4 stories, and a 4-story parking garage is planned next to our development. Does that tell you why we reluctantly supported them, and why we now do not want to have zoning changed? **TRUST** is missing from their vocabulary.

What a shame if hard working people who save for their dream home are sold-out by their own city leaders for the value of a buck.

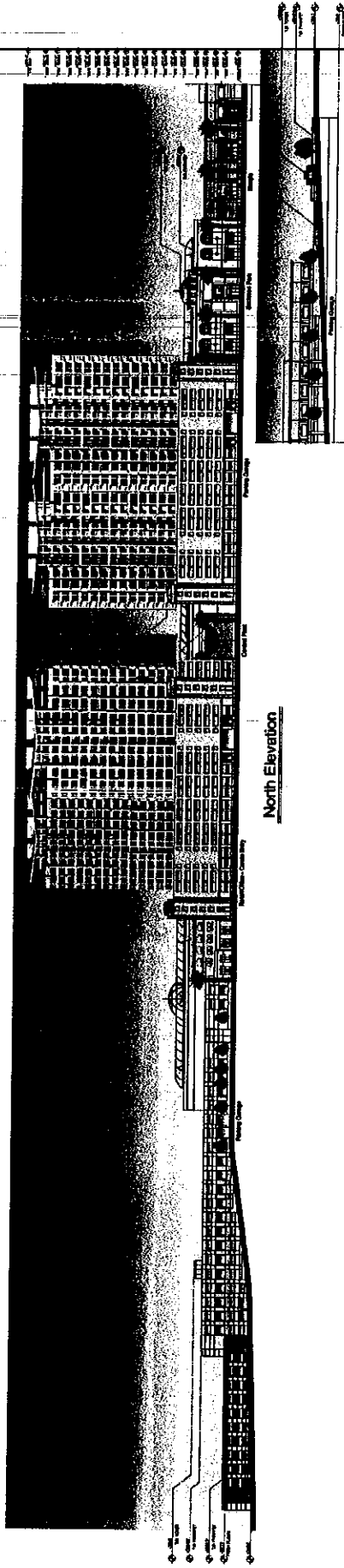
Christine West
6513 Alpine Forest Court
Las Vegas, NV 89149
702-396-9550



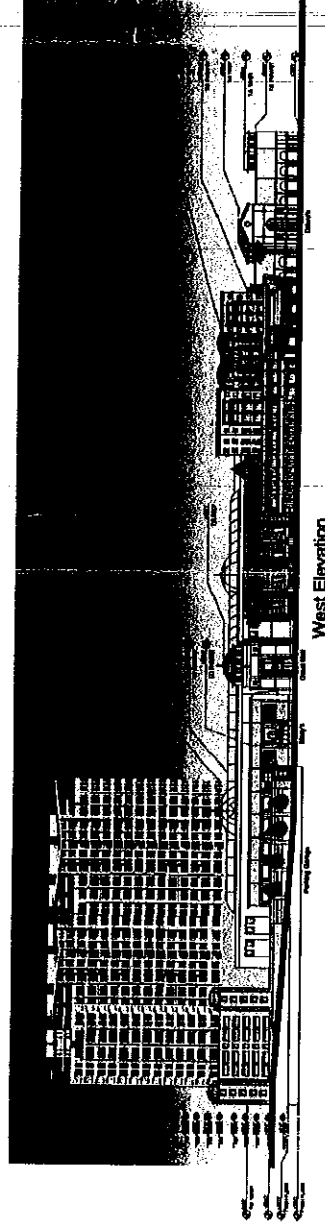
ITEM NO.: 2427

CASE NO.

PC MEETING: 6-8-06



North Elevation



West Elevation

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TIFLE FIVE NEVADA DEVELOPMENT CORPORATION

BUILDING ELEVATIONS - SCHEME S1

The Great Mall of Las Vegas

Las Vegas, Nevada

Refined

RECEIVED
10 JUN 06 2006

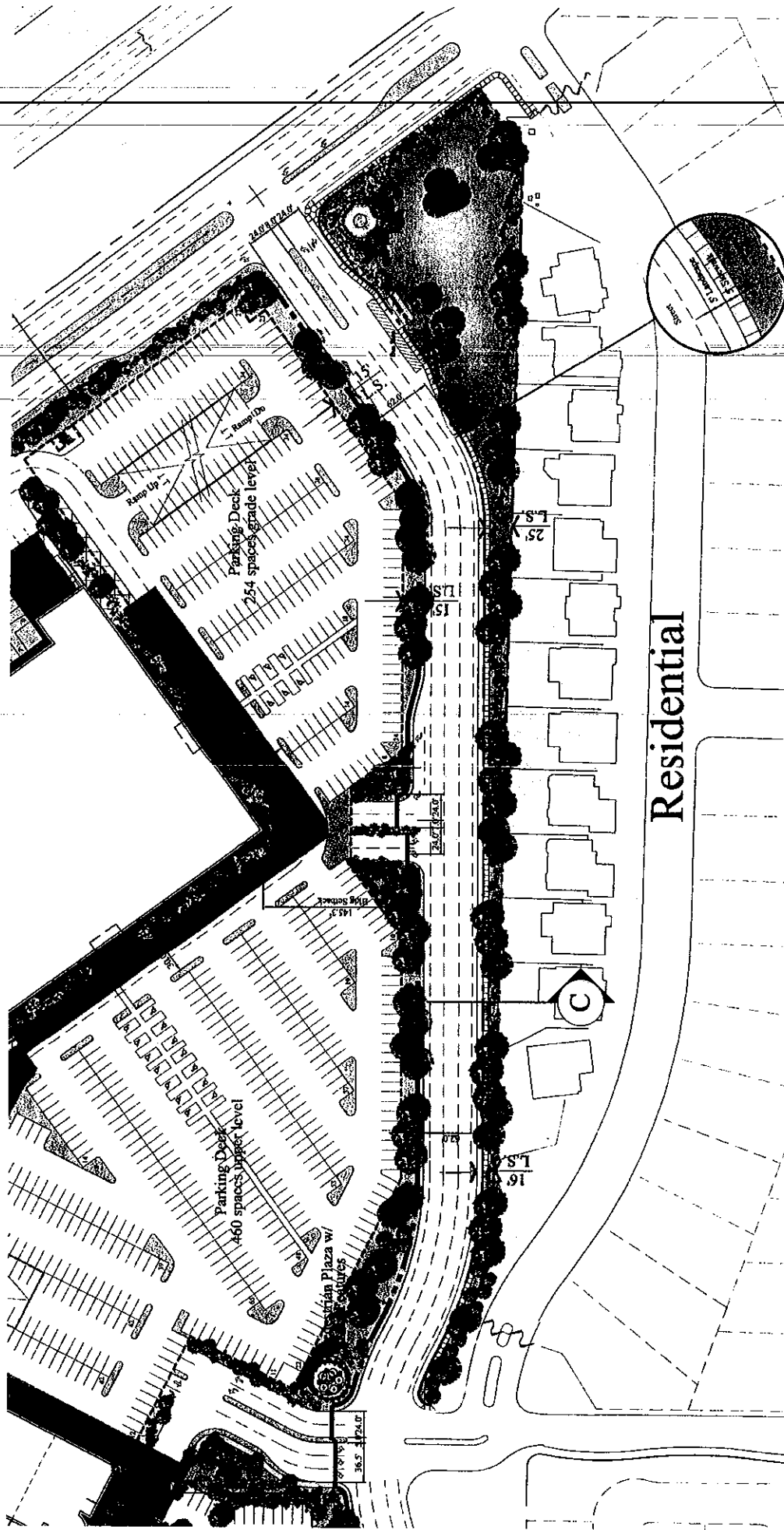
Submitted at Planning Commission

Date 6/8/06 Item # 24-27

Scale 1" = 40'



Project No. 104070-1 April 10, 2005



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JUN 10 8 2006

Perkins
LAS VEGAS, NV
2200 CORPORATE CORALLE, SUITE 200
HENRIKSEN, NEVADA 89174
702.862.8000 FAX 702.862.8022

North
Scale: 1" = 40'

T Triple Five Nevada Development Corp.
Las Vegas, Nevada 702-242-6937

The Great Mall of Las Vegas

Grand Montecito Parkway and Deer Springs Way at US-95, Las Vegas, Nevada Parcel Two Exhibit - Bus Stop

Date: May 15, 2006
Project Number: 104070